

The Salisbury Planning Board held its regular meeting Tuesday, March 14, 2006, in the City Council Chamber of the Salisbury City Hall at 4 p.m. with the following being present and absent:

**PRESENT:** Dr. Mark Beymer, Lou Manning, Brian Miller, Sandy Reitz, Valarie Stewart, Albert Stout, Dr. Kelly Vance, Price Wagoner, Charlie Walters, and Diane Young

**ABSENT:** Bryce Ulrich

**STAFF:** Janet Gapen, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, Joe Morris, David Phillips, and Lynn Raker

Chairman Brian Miller called the meeting to order and offered the invocation. The minutes of the February 14 and 28, 2006, meetings were approved as published. Tommy Hairston's position on the Board is pending recommendation from the County.

## **ZONING MAP AMENDMENT**

**Z-1-06**                      **Scott Neely, Petitioner**  
866 Henkel Rd.  
Statesville, NC 28677

**LOCATION:** 1310 Julian Road, along north side of Julian Road, abutting the western property line of the County Fairgrounds.

**From:** A-1

**To:** R6-A W/ HD Overlay

**Parcel:** 063 - 023

**Acres:** 16.18

The case was originally prepared as an "S" district and changed to a general zoning. Preston Mitchell made a staff presentation.

### *Existing Zoning*

A-1 District: Intended primarily for farms, forestry, and agricultural endeavors; some recreational activities; hunt/fish clubs; horse stables/riding; golf courses; and campgrounds.

### *Requested Zoning*

R-6A District: Primarily residential, single-family, duplex, multi-family, customary accessory uses; child day care, rooming and boarding.

### *High Density (HD) Overlay:*

May be applied where multi-family uses are already (or will be) permitted; allows for increased density.

### *Potential Impact*

R-6A w/ HD Overlay (16.18 acres) allows up to 17 units per acre which could equal 275 units.



*Those speaking in opposition:*

Bill Wagoner resides at 605 Confederate Avenue, Salisbury, NC. Mr. Wagoner spoke as an individual with a special background; he is a City of Salisbury representative on the Economic Development Commission. He was a primary party on the EDC Board that created the County's Interstate Frontage Industrial Park which is across the street from the site requesting rezoning. This is a land use issue and had hoped that the original request for an "S" district would eliminate some of the less desirable uses. Under R6-A, you can have mobile home parks, childcare facilities, etc. High density residential in the middle of the EDC's Phase I, adjacent to Phase II, and surrounded by the future Phase III of the Industrial Park strategy of this community which was established over ten years ago and has had millions of dollars invested in it is poor land use juxtaposition. Residential in the middle of an industrial park environment is a use detrimental to the residents and to the development of the industrial park that has been established as the land use for this area.

There are 500 acres at play on the map that are in a strategy three entities are working on. Phase I of the County's industrial park on I-85 comprises almost 200 acres. Phase II ended up being developed with M I Homes, GDX, etc.—almost a million square feet of industrial buildings. Phase III was "lost to the school." What makes this land area unique from Concord to the Yadkin River is this is the only Interstate-frontage industrial park allowed in the area.

The strategy is to have a 500-acre industrial park on the Interstate with an on-campus community college for training. This is a unique feature that cannot be replicated. Based on his knowledge, the EDC would support industrial use over residential use.

Charlie Walters asked if anyone had approach the Holt family about the parcel and Mr. Wagoner doubted that anyone had.

*Board Discussion*

Lou Manning said it has been ten years and there does not seem to be much going on in this area. Sandy Reitz is impressed by the types of apartments that are being planned. There has been a long-term plan to attract industries that bring jobs and tax base to the area; therefore, she will be voting against the rezoning.

Valarie Stewart stated that the City and County plans do not seem to be consistent with one another. Brian Miller stated that the request for rezoning does match the Salisbury Vision 2020 Comprehensive Plan and the Growth Plan; the County is not part of those plans. The reason the industrial park is there is because of the availability of contiguous parcels. Mr. Miller also stated that this rezoning could forever change the character of this area. He has concerns about the impact of the highest and best use of the area. This is a blank canvas and the Planning Board is to decide its future.

Mr. Stout stated that the information on the industrial park was a surprise to him and probably to staff as well. He would have to vote in favor of the rezoning.

Mark Beymer asked Mr. Holt how long the family had the property on the market. Mr. Holt said that it was four and one half years and during that time no one from the County has been in



No comments from the public.

Albert Stout made a MOTION to approve G-07-06 as submitted. Charlie Walters seconded the motion with all members voting AYE. (10-0)

2. G-08-91 Trinity Oaks

Mr. David Rector of Site Solutions, Charlotte, NC, submitted the application for a 7,000 square-foot addition (including a newly located porte-cochere) to Trinity Oaks and a 2,500 square foot addition to the Lutheran Homes located at 728 Klumac Road. They are adding three parking spaces and additional landscaping. All zoning criteria have been met. The Technical Review Committee recommends approval to the Planning Board of the application, as submitted.

*Public Comment*

David Rector, Project Engineer, resides at 20815 Sterling Bay, Cornelius. This and the next project are based on growth. They are not adding beds and there is no impact other than utility issues.

Lou Manning made a MOTION to recommend approval of G-08-91 to Council. Mark Beymer seconded the motion with all members voting AYE. (10-0)

Diane Young had to leave the meeting at 5:20.

3. G-04-73 Lutheran Homes  
728 Klumac Road  
Tax Map 060, Parcel 105  
Zoning M-1 & B-1

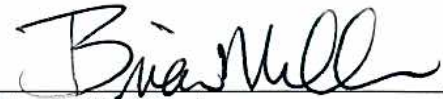
This is the same site, different facility. This site is actually three different group developments. This 2,500 square-foot addition includes a small kitchen, sitting area, and a decorative arbor. Proposed landscaping will enhance the area, but is not required.

Mark Beymer made a MOTION to recommend approval of G-04-73 to Council. Albert Stout seconded the motion with all members voting AYE. (9-0)

4. G-08-06 Food Lion Perishable Warehouse  
2085 Harrison Road  
Tax Map 451, Parcel 224  
Zoning M-1

Mr. Clarence Ballard, of Food Lion Corporation, submitted the application for the interior renovation of the existing warehouse to create approximately 120,000 square feet of office area and the addition of a parking lot to include 583 new parking spaces located at 2085

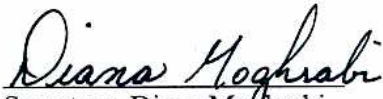
There being no further business to come before the Planning Board, the meeting was adjourned at 5:30 p.m.



Brian Miller, Chairman



Lou Manning, Vice Chairman



Secretary, Diana Moghrabi